

ORDINANCE NO. 20080618-082

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A VERTICAL MIXED USE BUILDING (V) COMBINING DISTRICT TO CERTAIN TRACTS AND TO AMEND THE ZONING MAP TO CHANGE THE BOUNDARIES OF THE VERTICAL MIXED USE OVERLAY (VMU) DISTRICT TO EXCLUDE TRACTS 4A AND 5, LOCATED IN THE BARTON HILLS NEIGHBORHOOD PLANNING AREA.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to add a vertical mixed use building (V) combining district to certain tracts (the "Property") described in Zoning Case No C14-2008-0043, on file at the Neighborhood Planning and Zoning Department, as follows:

Approximately 4 265 acres of land in the City of Austin, Travis County, Texas, as shown on in the tract map attached as Exhibit "A" (*Barton Hills Neighborhood Planning Area*),

located in the Barton Hills neighborhood planning area, locally known as the area bounded by Lady Bird Lake on the north, Robert E. Lee Road, Rabb Road, Rae Dell Avenue, Barton Skyway and South Lamar Boulevard on the east, and Stearns Lane and MoPac Expressway on the west, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B" (*the Zoning Map*).

PART 2. The zoning district for the tracts is changed from community commercial (GR) district to community commercial-mixed use building (GR-V) combining district, as more particularly described and identified in the chart below:

TRACT #	TCAD PROPERTY ID #	COA ADDRESS	FROM	TO
1	305415	2900 S LAMAR BLVD	GR	GR-V
	305416	3010 S LAMAR BLVD	GR	GR-V
	305417	2912 S LAMAR BLVD	GR	GR-V
	305418	3000 S LAMAR BLVD	GR	GR-V
		3002 S LAMAR BLVD	GR	GR-V
2	305378	3110 S LAMAR BLVD	GR	GR-V
	305400	3100 S LAMAR BLVD	GR	GR-V
3	305371	3318 S LAMAR BLVD	GR	GR-V
	305372	3300 S LAMAR BLVD	GR	GR-V
		3320 1/2 S LAMAR BLVD	GR	GR-V

PART 3. Except as specifically provided in this ordinance, the existing base zoning districts, combining districts, and other conditions remain in effect

PART 4. The Property identified as Tracts 1-3 is subject to Chapter 25-2, Subchapter E, Article 4.3 (*Vertical Mixed Use Buildings*) as follows:

- A Ten percent of residential units available for rental in a vertical mixed use building shall be reserved for households earning no more than 60 percent of the Annual Median Family Income
- B The property is exempt from the dimensional standards identified in Article 4 3 3 E.2 (*Dimensional and Parking Requirements*)

For property in office districts, the additional uses allowed under Article 4 3.3. C 2 (*Ground-Floor Commercial Uses Allowed*) apply

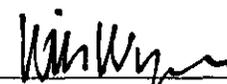
PART 5. The zoning map is amended to change the boundaries of the vertical mixed use (VMU) overlay district to exclude Tracts 4A and 5, located as shown in this Part and identified on Exhibit "A". These tracts are not subject to Chapter 25-2, Subchapter E, Article 4 3 (*Vertical Mixed Use Buildings*).

TRACT #	TCAD PROPERTY ID #	COA ADDRESS
4A	306059	3500 S LAMAR BLVD
		3502 S LAMAR BLVD
	306062	3508 S LAMAR BLVD
		3512 S LAMAR BLVD
464557	3520 S LAMAR BLVD	
	310469	3940 S LAMAR BLVD SB
4006 S LAMAR BLVD SB		
4036 S LAMAR BLVD SB		
5	310475	4107 S CAPITAL OF TEXAS HWY NB
		4109 S CAPITAL OF TEXAS HWY NB
		4141 S CAPITAL OF TEXAS HWY NB
		4236 S LAMAR BLVD SB
	310476	4115 S CAPITAL OF TEXAS HWY NB
		4220 1/2 S LAMAR BLVD SB
	310477	4024 S LAMAR BLVD SB
4030 S LAMAR BLVD SB		
4032 S LAMAR BLVD SB		
4200 S LAMAR BLVD SB		
310479	4220 S LAMAR BLVD SB	
	4040 S LAMAR BLVD SB	

PART 6. This ordinance takes effect on June 29, 2008.

PASSED AND APPROVED

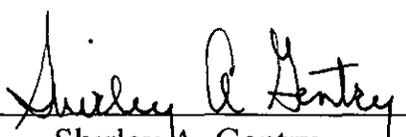
_____ June 18 _____, 2008 §
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Will Wynn
Mayor

APPROVED: 

David Allan Smith
City Attorney

ATTEST: 

Shirley A Gentry
City Clerk

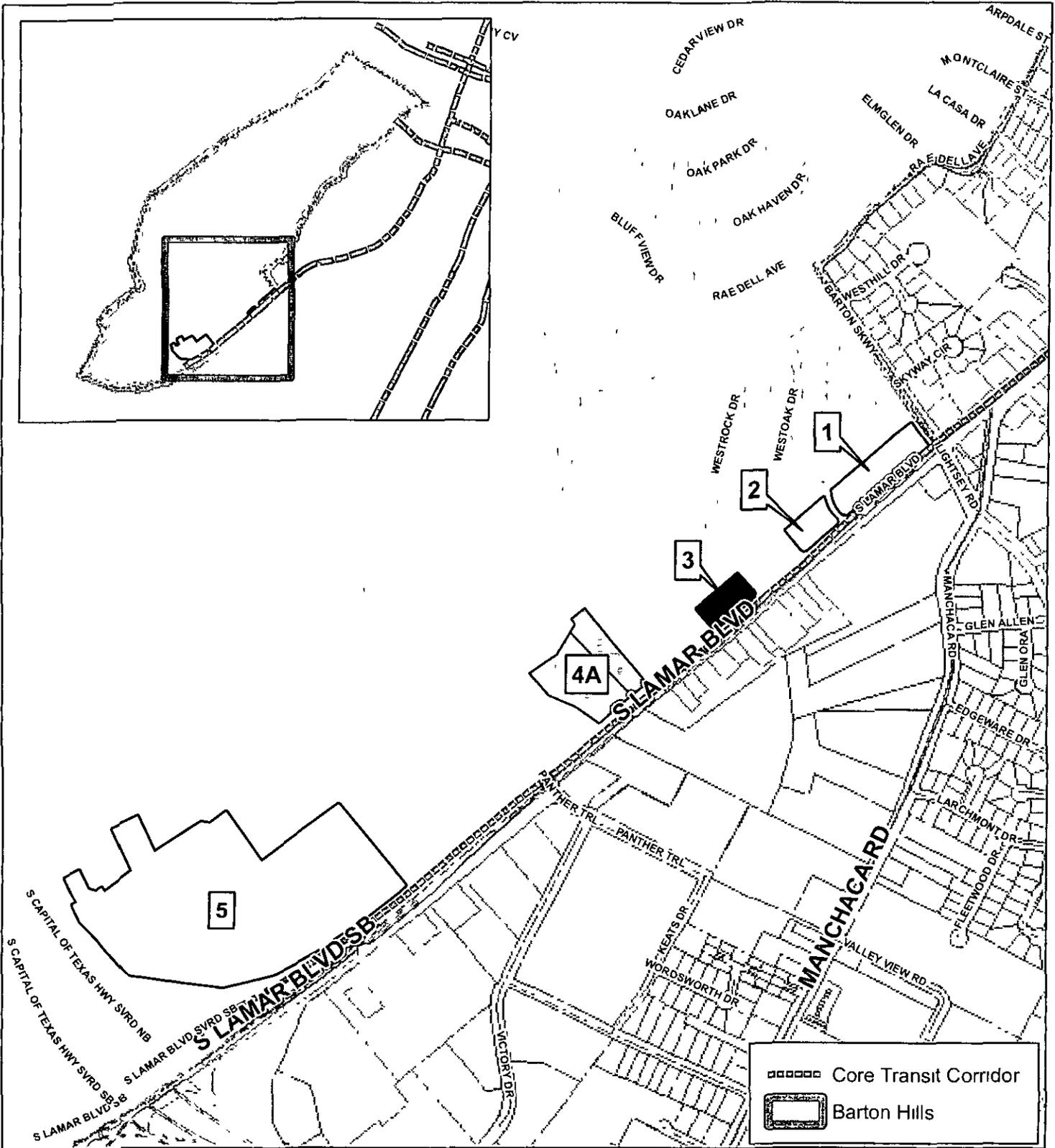
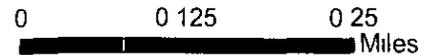


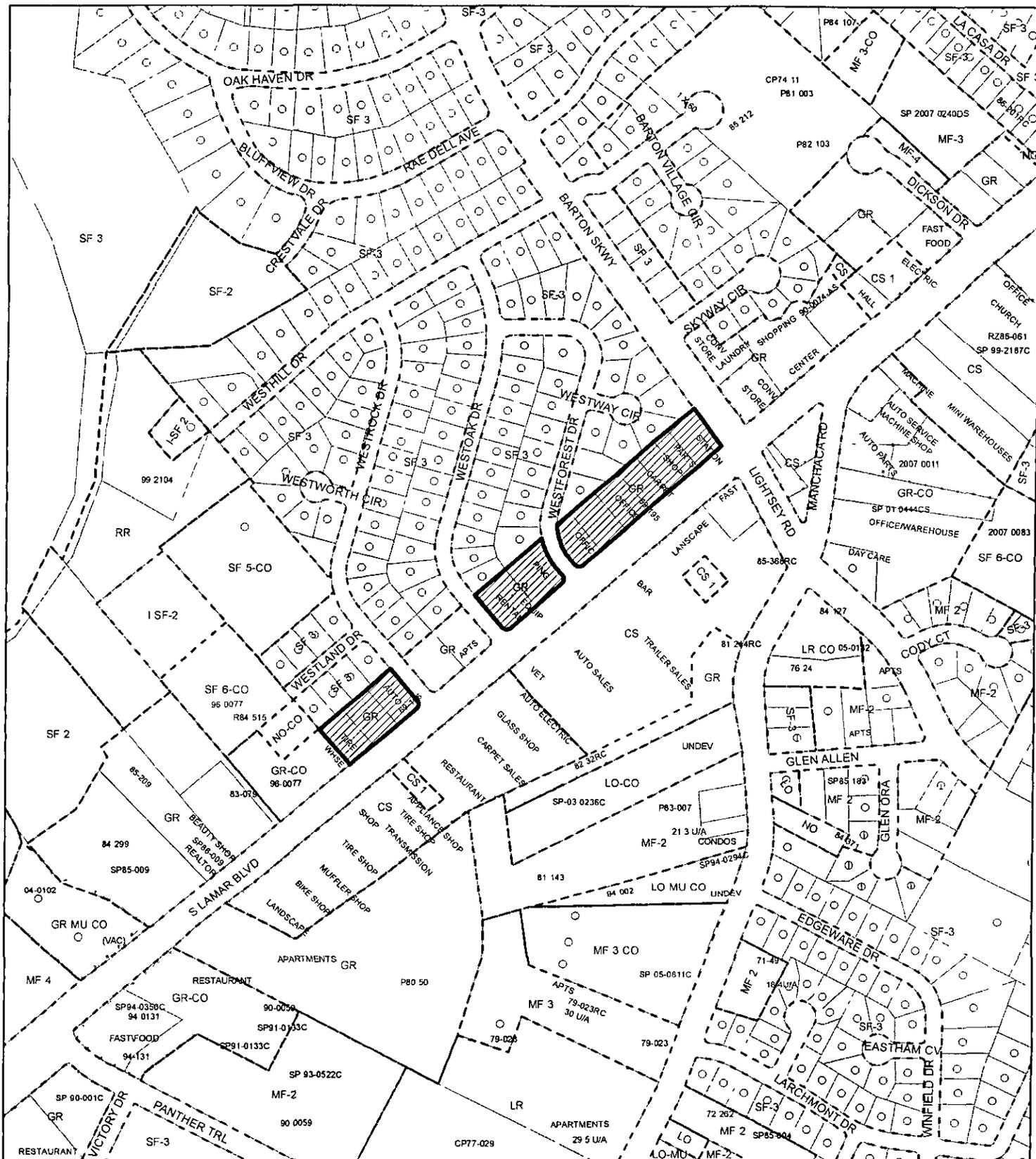
EXHIBIT A

**Barton Hills Neighborhood Planning Area
Tract Map - C14-2008-0043**



Produced by City of Austin
Neighborhood Planning and Zoning Dept
February 25, 2008

This map has been produced by the City of Austin for the sole purpose of aiding regional planning and is not warranted for any other use. No warranty is made regarding its accuracy or completeness.



ZONING EXHIBIT B



-  **SUBJECT TRACT**
-  **ZONING BOUNDARY**
-  **PENDING CASE**

ZONING CASE# C14-2008-0043
ADDRESS BARTON HILLS PLANNING AREA
SUBJECT AREA 0.000 ACRES
GRID G20
MANAGER G MONTES



OPERATOR S MEEKS

1" = 400'

This map has been produced by GIS Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.